

041.C

0001

0068.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

431,100 / 431,100

431,100 / 431,100

431,100 / 431,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		RIVER ST, ARLINGTON

OWNERSHIP	Unit #:	68
Owner 1: ELLIOTT KATHERINE &		
Owner 2: MAYERS BRIAN		
Owner 3:		
Street 1: 68 RIVER ST		
Street 2:		
Twn/City: ARLINGTON		
StProv: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: ELLIOTT KATHERINE -	
Owner 2: -	
Street 1: 68 RIVER ST	
Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Asbestos Exterior and 1185 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7118																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								154380
								GIS Ref
								GIS Ref
								Insp Date
								05/30/18
								!3504!
								USER DEFINED

PREVIOUS ASSESSMENT

Parcel ID								
041.C-0001-0068.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value Notes Date
2020	102	FV	424,600	0	.	.	424,600	424,600 Year End Roll 12/18/2019
2019	102	FV	432,900	0	.	.	432,900	432,900 Year End Roll 1/3/2019
2018	102	FV	382,600	0	.	.	382,600	382,600 Year End Roll 12/20/2017
2017	102	FV	348,700	0	.	.	348,700	348,700 Year End Roll 1/3/2017
2016	102	FV	348,700	0	.	.	348,700	348,700 Year End 1/4/2016
2015	102	FV	322,100	0	.	.	322,100	322,100 Year End Roll 12/11/2014
2014	102	FV	307,300	0	.	.	307,300	307,300 Year End Roll 12/16/2013
2013	102	FV	307,300	0	.	.	307,300	307,300 12/13/2012

SALES INFORMATION

TAX DISTRICT							PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
ELLIOTT KATHERI	59100-35		5/16/2012	Convenience		1	No	No					
SILVERMAN JONAT	53863-573		11/19/2009		330,000	No	No						
SIMONEAU MARIA	45196-342		5/17/2005		350,000	No	No						
	21009-97		2/1/1991		117,500	No	No	Y					

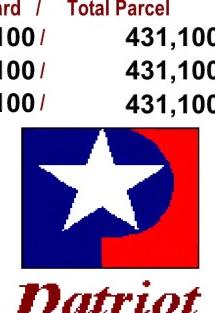
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2014	1599	Redo Kit	9,200					Remove old cabinet
4/16/2014	356	Porch	4,000					
4/14/2008	355	Demo gar	2,000		G9	GR FY09		

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	Measured	DGM	D Mann
6/16/2014	External Ins	PC	PHIL C
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 5 - Asbestos				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: GREY				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1922	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:	1 - 1st Floor												
Const Mod:				% Own:	48.650001526												
Lump Sum Adj:				Name:	159 - 7118												
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 4 - Carpet				Override:		%											
Sec Floors:		%		Total:		18.6 %											
Bsmnt Flr:				CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	295.00												
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.94050002													
Insulation: 2 - Typical				Adj \$ / SQ: 374.554													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 529564													
% Com Wall		% Sprinkled:		Depreciation: 98499													
				Deprecated Total: 431065													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:		Year:											
				Color:													
PARCEL ID 041.C-0001-0068.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			